



**Benton County Planning Board
Public Hearing
Technical Advisory Committee Meeting**

April 15, 2015
6:00 PM

Benton County Administration Building
215 East Central Avenue, Bentonville AR

**Planning
Board
Approval:**

5-6-15

CP

Meeting Minutes

PUBLIC HEARING:

Call to Order: The meeting was convened at 6:00 PM by Planning Board Chair Starr Leyva.

Roll Call: Starr Leyva, Ron Homeyer, Ashley Tucker, Rick Williams, Jim Cole, Mark Curtis and Sean Collyge were present.

Staff present: Administrator of General Services – John Sudduth, Building Official – Glenn Tracy, Planning Director – Kevin Gambrell, Planning Manager - Taylor Reamer, and County Planner—Caitlynn Kimbrough were present.

Public Present: 7 members of the public were present. (See sign in sheet attached below).

Disposition of Minutes: Mr. Tucker moved to approve the March 18, 2015 Planning Board Meeting Minutes. The motion was seconded by Mr. Cole. The motion carried 7-0.

General Public Comment: None

Old Business: None

New Business:

**A. Turner Variance, #15-023, 22648 Dam Site Loop, Garfield
Represented by Zedd Johnson, Architect, 2181 Dowers Lane, Fayetteville**

Staff Report: The applicant, Zed Johnson, architect for Stephen and Bonnie Turner, propose to construct an addition to the existing residential dwelling as well as construct a storage building on the northeastern corner of the property. The proposed 350 sq. foot addition would be one-story with a replacement deck above it. The proposed storage building would have a footprint of approximately 160 square feet. The exterior of the storage building will match the existing residence.

Both the living space addition and the storage building would encroach completely on the 10 foot building to rear property line setback, thus reducing the actual setback to 0 feet.

The applicant is requesting one (1) variance for the property.

- 0 ft. building to rear yard lot line setback in lieu of the required 10 ft. to accommodate a proposed 13.4' X 21.0' living space addition with 12.8' x 26.0' deck and 8.0' x 20.0' storage shed.

On March 6, 2015 the applicant provided a variance requests.

Vote: Mr. Curtis made a motion to approve the Turner Variance with standard conditions. Mr. Williams seconded the motion.

The motion carried 7-0.

The Turner Variance was approved 7-0.

Public Hearing adjourned at 6:08 pm.

TECHNICAL ADVISORY COMMITTEE

Call to Order: 6:08 pm

Old Business:

**A. Osage Creek Amphitheatre Update, 15082 Logan Cave Rd., Siloam Springs
Represented by Greg Smith (owner/applicant) P.O Box 6905 Springdale, AR 72766**

Staff Report: The applicant /owner Greg Smith, was previously approved for the Osage Creek Amphitheatre – Large Scale Development, located at 15082 Logan Cave road in Siloam Springs. The parcel size 72.54 acres. In June 2008 this large scale concept plan was approved with conditions that the planning board wanted the final construction plans reviewed before the project was fully approved. In January of 2010 there was an extension set, and again in June 2010. In November 2010 the planning board made another approval. In July 2013 the project had updates to buildings that affected the gross square footage that was approved administratively.

Applicant Comment:

Mr. Smith informed the Board that the same team of engineers and architects are still moving forward with the project. He also stated that the entire 660 acres of property under his ownership is currently being appraised for financing. Mr. Smith anticipates that the completion of plans will be in the next 60 days. Mr. Smith stated he has kept his ADEQ permit updated and that everything on site is manicured properly.

Board Comment:

Mrs. Leyva asked Mr. Smith about who would be servicing the site for water and fire. Mr. Smith stated Gallatin and Highfill are providing fire service and that the project has been approved by the State for a large well to provide water. Mr. Smith also states that all stormwater permits and health department permits are up to date.

Mr. Curtis asked Mr. Smith when he received the permit from the State for the large well on site. Mr. Smith stated that he received the permit in 2013.

Mr. Curtis asked Mr. Smith is there are current plans for Bikes, Blues and Barbecue this year on the property immediately to the south of this site.

Mr. Smith stated there are some plans for Bikes, Blues and Barbecue in the future.

Mr. Reamer asked Mr. Smith if he has gained approval for his utility plan (water and sewer). Mr. Smith said that he did gain approval and would provide staff with copies.

Mr. Sudduth asked Mr. Smith if he would agree to return to the planning board for a final update. Mr. Smith agreed to return in June with updated approvals and permits.

New Business:

**B. Landis Variance, #15-031, 12 Reynolds Rd., Rogers
Represented by Shawn Gaddy, 17757 Highway 12 E., Rogers**

Staff Report: The applicant, Dan Landis, proposes to construct a new residential addition to the existing home (3 car garage) and an exterior, 5 ft. fascia extension to the existing garage. The proposed garage addition would encompass 1050 sq. ft. The proposed fascia extension is being proposed to make the home look conforming across the existing and proposed additions. The existing garage will be converted into living space for the existing home.

The three (3) car garage and remodel to exterior fascia are both proposed to be twenty (20) ft. from the fronting property line, which is within the 25 ft. front yard, building to property line setback.

The applicant is requesting one (1) variance for the property.

- 20 ft. building to property line setback in lieu of the required 25 ft. setback to accommodate a proposed 24 ft. x 44 ft., three car garage addition to the existing home, as well as a proposed fascia extension to the existing garage.

On March 19, 2015 the applicant provided a variance requests.

Applicant Comment:

Mr. Gaddy stated that on the previous plat the setbacks were 20 foot setback. So the surrounding houses located on the street are consistently using the 20 foot setbacks.

Board Comment:

Mrs. Leyva asked if the location of the septic had to do with the setback requirements.

Mr. Gaddy stated the septic location is not in the proposed building area and that it is a downhill septic (behind the house). Mr. Gaddy is aware of the location of the septic and leech field.

Other Business: None

STAFF UPDATES:

A. Administrative Approvals

I. Prince Minor Subdivision, #15-034, 16606 Patton Rd., Pea Ridge

- Total acreage of 10.66 acres
- Tract 1 – 1.39 acres
- Tract 2 – 9.27 acres
- Approved April 6, 2015

II. Gregory Minor Subdivision, #15-022, 23080 Spider Creek Rd., Garfield

- Total acreage of 20.01 acres
- Tract 1 – 2.66 acres
- Tract 2 – 17.35 acres
- Approved April 1, 2015

III. **Hall Minor Subdivision, #15-038, Lee Town Rd., Pea Ridge**

- Total acreage of 49.81 acres
- Tract 1 – 29.88 acres
- Tract 2 – 19.93 acres
- Approved April 9, 2015

IV. **Husky Minor Subdivision, #15-037, 20172 Highway 127, Garfield**

- Total acreage of 10.45 acres
- Tract 1 – 2.15 acres
- Tract 2 – 8.30 acres
- Approved April 10, 2015

DISCUSSION ITEMS: None

Meeting Adjourned at 6:36 pm.